

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY**  
**SPECIAL MEETING AND PUBLIC HEARING MINUTES**  
**CITY OF RENTON ANTHONY' ANNEXATION (FILE NO. 2199)**  
**AUGUST 31, 2005**

**SPECIAL MEETING/PUBLIC HEARING (CONTINUED)**

**I. CALL TO ORDER**

Judy Tessandore, Chair, convened the meeting of August 31, 2005 at 7:05 PM.

**II. ROLL CALL**

The following members were present at the Special Meeting and Public Hearing:

Evangeline Anderson	Charles Booth
Robert Cook	A. J. Culver
Lynn Guttman	Ethel Hanis
Claudia Hirschey	Roger Loschen
Michael Marchand	

**III. PUBLIC HEARING**

INTRODUCTION:

Chair Tessandore stated that the Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation. Chair Tessandore opened the meeting by stating the standards for a quasi-judicial public hearing and the scope of the hearing.

Chair Tessandore reported that purpose of the Special Meeting is to conduct a Public Hearing on the Anthony' Area Annexation (4.84 acres), based on an initially proposal submitted by the City of Renton to the Boundary Review Board in May 2005 and an invoking of jurisdiction by the City of Renton (in June 2005) to modify the Anthony' Area by the addition of 21 acres – for a total annexation of 26 acres.

The City requested that the Board consider the proposed Anthony' Area Annexation (Expanded) based upon the following factors:

- The proposed annexation of the Anthony' Area (Expanded) is located within Renton's Potential Annexation Area
- The inclusion of Anthony' Area (Expanded) in the City of Renton would reportedly provide more practical boundaries and logical area for community governance.
- The inclusion of the Anthony' Area (Expanded) in the City of Renton would reportedly provide more practical boundaries and logical area for services to the community.
- The State Growth Management Act and the King County Comprehensive Plan both establish local jurisdictions as the appropriate units to govern urban areas.

On August 30, 2005, the Boundary Review Board reviewed the initial Anthony' Area Annexation. At the conclusion of the Special Meeting/Public Hearing, the Board voted (9 in favor; 1 in opposition) to continue the public hearing to review Renton's proposal for the Anthony' Area (Expanded) Annexation. The continued Special Meeting/Public Hearing was scheduled for August 31, 2005.

Following the conclusion of the Special Meeting/Public Hearing, the Boundary Review Board will deliberate and make a decision with respect to the Anthony' Area (Expanded). The Board must consider the Anthony' Area Annexation (Expanded), based upon the state, regional, and local regulations which guide annexations. Pursuant to RCW 36.93, the Board can: (1) approve the Anthony' Area Annexation as proposed by the City of Renton; or (2) modify the Anthony'

Area Annexation to include the Anthone' Area Annexation (Expanded), as requested by City of Renton; or deny the entire Anthone' Area Annexation.

**PROPONENT PRESENTATION:** City of Renton – Donald Erickson, Senior Planner – Community Development & Strategic Planning

On behalf of the City of Renton, Mr. Erickson presented the proposed Anthone' Area (Expanded) Annexation. Mr. Erickson responded to inquiries by the Boundary Review Board members. Following is a summary of the statement (including responses to inquiries).

Mr. Erickson reported that the City of Renton initially proposed the Anthone' Area Annexation (4.84 acres) pursuant to petitions by citizens of the area. The City of Renton subsequently invoked jurisdiction to seek annexation of the Anthone' Area (Expanded), at 21 acres, for a total incorporation of 26 acres.

The City of Renton proposed annexation of the Anthone' Area (4.84 acres) at the request of the property owners, under the 60% petition method, pursuant to RCW 35A.14.

The City of Renton has conducted several public review processes for the proposed Anthone' Area Annexation including:

- Information meetings relating to proposals for annexation/changes in governance;
- Information meetings relating to zoning plans, development regulations, and service plans;
- City Council hearings relating to proposals for annexation/changes in governance;
- City Council hearings relating to proposals for zoning plans, development regulations, and service plans.

Renton's City Council adopted the petition for annexation in January 2005 based upon the jurisdiction's established Comprehensive Plan and other plans documenting interest in governing and capacity to serve the Anthone' Area and the Anthone' Area (Expanded). Based upon those planning programs, the City of Renton now includes the Anthone' Area in plans for land use management, service provision, environmental protection, and funding.

The City would have considered citizen requests for the annexation of a greater portion of unincorporated area (e.g., Springbrook Terrace, Talbot Estates, Hi Park) because that method of annexation is more orderly. However, as no expression of citizen interest in expansion of the annexation was offered during the course of the City's public review of the Anthone' Area, the City determined that invoking of jurisdiction would be the most effective method to provide for public consideration of annexation..

City officials requested this public hearing before the Boundary Review Board to consider the Anthone' Area (Expanded) for the purpose of enabling the community to participate in the governance planning process.

Mr. Erickson reported that the Anthone' Area (Expanded) includes the initially proposed Anthone' Area (4.84 acres), together with adjacent land of 21 acres that is developed with residential communities (i.e., Springbrook Terrace, Hi Park, Talbot Estates). The entire Anthone' Area (Expanded) is located on the southeast side of the City of Renton. The Anthone' Area (Expanded) boundaries are more specifically described as follows:

- The northern boundary of the site is formed by South 55<sup>th</sup> Street/SE192nd Street; this boundary is contiguous with the existing Renton city limits.
- The southern boundary of the site is generally formed by the Springbrook Watershed; this boundary is contiguous with the existing Renton city limits.
- The western boundary is generally formed by Talbot Road South; this boundary is contiguous with the existing Renton city limits.
- The eastern boundary is generally formed by 100<sup>th</sup> Avenue SE.

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Mr. Erickson stated that, while the City of Renton supports the initially proposed Anthone' Area Annexation (4.84 acres), the City is seeking the addition of 21 acres – defined as Anthone' (Expanded) in order to achieve more consistent compliance with municipal policies, County

policies, and the state laws (e.g., Chapter 36.93 RCW, 36.70A RCW) which call for local governance of urban areas.

Mr. Erickson reported that the City of Renton's request for modification of the annexation area is based upon the fact that the entire Anthone' Area (Expanded) is identified within the City's Comprehensive Plan. The Anthone' Area (Expanded) is included in the Comprehensive Plan "Annexation Element" and it is located within the Renton Potential Annexation Area. More specifically, the proposed action is based upon Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City for local governance (e.g., LU-378, LU-386, LU-388) and provision of services to incorporated areas (e.g., LU-36; LU-41, LU-42). The City of Renton has, further, established Comprehensive Plan policies and regulatory standards both for land uses on the Anthone' Area (Expanded) site and for preservation of the surrounding critical areas.

Mr. Erickson stated that the City has established its interest in governing and capacity to serve these properties through inclusion of the entire territory in comprehensive plans for land use management, service provision, environmental protection, and funding for governance. The City of Renton supports annexation of these urban properties in order to immediately begin to provide synchronized governance to citizens of the area. The greater interest of the community would also be served by annexation of the entire Anthone' Area (Expanded).

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Mr. Erickson described the existing Anthone' Area (Expanded) (26 acres) as an urban community with both developed and vacant residential lands. The City of Renton has planned for growth at urban levels of density and has established standards to guide ongoing uses and new development on the Anthone' properties following annexation.

The Anthone' Area (Expanded) currently includes approximately 54 residential dwellings. There is also limited vacant land located within the Anthone' Area (Expanded). The initially proposed Anthone' Area site includes one single-family home; the remainder of the property is currently vacant.

The Anthone' Area (Expanded) is characterized by variable topography (including landslide and erosion areas) as well as natural vegetation. However there are no critical environmental areas within the site boundaries.

The lands surrounding the Anthone' Area (Expanded) include private properties developed with residential uses. There are also significant nearby private/public environmentally sensitive sites (e.g., Springbrook Springs Watershed, drainage ravine, aquifer, wetlands, trout farm).

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Based upon the State Growth Management Act (36.70A RCW), the King County Comprehensive Plan, the City Comprehensive Plan, Renton officials have established proposed land use designations and zoning designations for the Anthone' Area (Expanded). These designations are similarly intended to address the characteristics of the existing and potential built environment, as well as the significant natural environmental features.

More specifically, the City has proposed to designate the Anthone' (Expanded) Area for Residential Uses – with the western half of the 26-acre Anthone' Area (Expanded) planned for Residential Low Density and the eastern half of the Anthone' Area (Expanded) slated for Residential Single Family Use. On the western portion of the site, the initial Anthone' Annexation Area (4.84 acres) is slated for R-5 use which would permit up to 19 new homes. The remainder of the western portion of the site (Talbot Estates) which is included in the Anthone' Area (Expanded) would likely be established at the R-4 zone. This zoning reflects existing uses and provides for appropriate new development/redevelopment in this area.

The eastern half of the proposed annexation area includes Springbrook Terrace and Hi Park – all of which properties are included in the Anthone' Area (Expanded). This land is proposed for a Residential Single Family land use designation which would most likely result in R-8 zoning, with a maximum density of 8 units per net acre. Current densities in these areas are estimated to be less than four units per net acre.

Mr. Erickson reported that the proposed designation/zoning for the Anthone' Area (Expanded) generally permits less intensive maximum development than is permitted with the existing King County designation of Urban Residential (4-12 units per acre) and zoning designation which permits densities of six units per gross acre to nine units per gross acre (including single-family and multi-family housing options).

The City initially considered a designation and zoning for the Anthone' Area parallel to that of King County. However, the City proposes that the now proposed Residential Low Density/Residential Single-Family designation, accompanied by zoning designations ranging from R-5 – R-8 would be more appropriate based upon the following factors:

- Consistency with an agreement permitting R-5 zoning that has been approved between King County and the property owners; this agreement is to run with the land.
- Compatibility with the City's Comprehensive Plan (as required by the State Growth Management Act).
- Compatibility with surrounding land uses which comprise single-family homes at a density of 3.3 units per acre.
- Compatibility with the surrounding environmentally sensitive areas.

If the Anthone' Area (Expanded) Annexation is achieved, then the City will meet with citizens to review the proposed land use designations.

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The City of Renton has planned for growth of residential development in this established urban area through the institution of land use regulations and service standards (e.g., utilities, public facilities, infrastructure). The City is prepared to provide planning review and to apply standards to guide ongoing uses and new development in the Anthone Area (Expanded).

Mr. Erickson noted that the proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222. However, upon annexation, the City would require complete environmental review for new development under SEPA Rules (WAC 197-11). The City would apply standards for protection for environmentally sensitive areas (e.g., variable topography on the site, adjacent wetlands, adjacent trout farm, neighboring watershed/stream corridors). Measures to mitigate development-related impacts (e.g., transportation systems, infrastructure, sewer service, storm water management, critical area management) would be required in conjunction with that environmental review process. Such protections would be based upon local, regional and state regulations for protection of environmentally sensitive areas. For example, storm water management would be provided in accord with 1998 Surface Water Manual Standards established in accord with State of Washington standards.

Upon annexation, the City would also apply standards for protection for environmentally sensitive areas (e.g., variable topography, stream corridors). Such protections would be based upon local, regional and state regulations for protection of environmentally sensitive areas. For example, storm water management would be provided in accord with 1998 Surface Water Manual Standards established in accord with State of Washington standards.

The City of Renton is reportedly able to provide directly (or by contract) a full range of services to the entirety of the Anthone' Area (Expanded). More specifically:

- The City of Renton and the Soos Creek Water and Sewer District will provide water service and sewer services. Specific plans for service provision are based upon agreements between the City and the District which have been established based upon such elements as capacity, accessibility, locations/type of equipment most appropriate to ensure the preservation of public health and safety, and relative costs for service.
- The City would directly undertake planning and oversight of surface water and storm water management services.
- The City will directly provide police services, fire services, and emergency services.
- The City would provide for human services and law and justice services.
- Local and regional library facilities and recreation facilities would be available to the community.
- Children would continue to attend schools in Kent School District No. 415. The City would likely enter into an agreement with the Kent School District to collect a school impact fee from developers for use by the District.

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The City of Renton has conducted fiscal analyses for the proposed Anthone' Area Annexation (Expanded) and determined that sufficient funds are available to serve the area. More specifically, at present development, City expenditures are estimated at \$73,699 and revenues are estimated at \$78,289. At full development, City expenditures are estimated at \$104,424 and revenues are estimated at \$108,241. There would also be a one-time cost for Parks Acquisition and Development of \$68,313 attributable to this annexation.

Costs are related to state revenues, local property assessments, and city costs. These costs are generally based upon an averaged estimate of per capita use (e.g., police, parks, sewers).

Following annexation, property owners will no longer pay County taxes for services and would, then, assume their share of the City's regular and special levy rates for capital facilities and public services. Studies demonstrate that the City would be able to sustain levels of service to the entire community at reasonable customer rates including sewer service and water service to individual properties. Further, the City has established a plan whereby building and maintenance of roadways will be funded in part by the developer of new homes and in part by the City of Renton.

Thus, the addition of the Anthone' Area properties is not expected to have a significant impact on revenue or upon cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

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Mr. Erickson stated that the City has proposed the Anthone' Area (Expanded) Annexation in keeping with state law which guides annexations (Chapter 36.93 RCW – e.g., RCW 36.93.170 and RCW 36.93.180). More specifically, City officials report that the currently proposed Anthone' Area (Expanded) Annexation would achieve RCW 36.93.180 Objective 1, which calls for the preservation of neighborhoods. This area is part of a greater territory that is linked to Renton by social fabric (e.g., similar land uses, shared sense of community) and by natural geographic features (e.g., topography, open spaces, water courses, aquifer). This annexation would also be generally consistent with Objective 2 which calls for physical boundaries to delineate an annexation, as the Anthone' Area (Expanded) uses physical boundaries including roadways and natural features (Springbrook Watershed). Similarly the Anthone' Area Annexation (Expanded) would address Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Anthone' Area (Expanded) includes more designated land within the City of Renton which enables the enhancement of uniform governance and services. This annexation would also be consistent with Objective 8, because it includes designated urban area within the municipality of Renton.

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#### OPPONENT PRESENTATION:

No jurisdiction came forward to oppose the Anthone' Area Annexation (Expanded).

KING COUNTY: King County Office of the Executive: Michael Thomas, Senior Policy Analyst  
Lenora Blauman, Executive Secretary, conveyed a request by Michael Thomas that the Board refer to testimony provided at the Special Meeting/Public Hearing (August 30, 2005) for the Anthone' Area Annexation.

At that meeting, Mr. Thomas reported that King County supports annexation of the Anthone' Area (Expanded) to Renton, based upon the fact that this action is consistent with RCW 36.93., RCW 36.70A, et seq. The incorporation of the Anthone' Area (Expanded) is also consistent with other state, regional and local guidelines.

#### GENERAL TESTIMONY:

Two property owners testified concerning the proposed Anthone' Area (Expanded) Annexation.

Those testifying reported a generally favorable response or neutral position among the community to the proposed action. Citizens were reportedly interested in protection of existing homes, infrastructure (e.g., roadways, sewer systems, and surface water management), and the natural environment (e.g., watershed, aquifer, wetlands, trout farm).

There was general agreement that the City has provided plans for governance and for service to the built environment and for preservation of critical areas. The City is generally viewed as having demonstrated the capacity to provide complete and reliable land use planning services and public services to the community. There is a generally favorable view of the benefits that would accrue from affiliation with the City.

REBUTTAL City of Renton – Donald Erickson, Senior Planner – Community Development and Strategic Planning

Mr. Erickson confirmed that the City of Renton supports annexation of these urban properties in order to serve citizens of the area. He waived the opportunity to provide a formal rebuttal.

#### IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING

At the completion of public testimony for the Anthone' Area (Expanded), Chair Tessandore instructed the Board with respect to procedures for closure (or continuation) of the hearing. The Board was provided with an option to close the hearing and to deliberate for a decision on the proposed Anthone' Area (Expanded) Annexation or an option to continue the hearing to obtain more information on the Anthone' Area (Expanded).

Ethel Hanis moved and Lynn Guttman seconded a motion that the Boundary Review Board close the public hearing and begin deliberations on the City of Renton proposal to expand the Anthone' Area Annexation (4.84 acres) to include the Anthone' Area (Expanded) (21 acres) for a total annexation of approximately 26 acres.

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Chair Tessandore invited the Board members to begin deliberations to consider annexation of the proposed Anthone'/Anthone' Area (Expanded) Annexation.

Lynn Guttman moved and Roger Loschen seconded a motion that:

- The Board shall accept the City of Renton's position statement, as described below, concerning the consistency of the proposed Anthone' Area Annexation (Expanded) with the provisions of RCW 36.93, RCW 36.70A, et seq.
  - *Preservation of natural neighborhoods and communities:* The Anthone' Area (Expanded) annexation preserves and enhances an existing, well-defined neighborhood.
  - *Use of Physical boundaries, including but not limited to bodies of water, highways, and land contours:* The Anthone' Area (Expanded) makes good use of existing physical borders including roadways (e.g., Talbot Road South, South 55<sup>th</sup> Place/SE 192<sup>nd</sup> Street) and the boundaries of residential developments (e.g., Talbot Estates).
  - *Creation and preservation of logical service areas:* Service to Anthone' Area (Expanded) would be improved by placing the entire area under a single municipal jurisdiction for provision of public services, including, police, fire, emergency aid, sewer, water, storm water management, and roads. Coordinated services would benefit the residents of Anthone' Area (Expanded), the City of Renton, and King County.
  - *Prevention of abnormally irregular boundaries:* The proposed Anthone' Area Annexation (Expanded) does not provide for regular boundaries, but "abnormally" irregular boundaries would not be created by this action. Rather the Anthone' boundaries would be more regular than those boundaries proposed in the initial Anthone' Area Annexation. The Anthone' Area (Expanded) boundaries would be more consistent with Renton's Potential Annexation Area boundaries.
  - *Discouragement of incorporations of small cities ... urban areas:* Not applicable.
  - *Dissolution of inactive special purpose districts:* There are no known inactive special purpose districts in this area.
  - *Adjustment of impractical boundaries:* The Anthone' (Expanded) Annexation, as a single, unified action, would create more reasonable and practical boundaries for governance and

service. This modified annexation would eliminate the need for future incremental actions to govern and serve the Potential Annexation Area.

- *Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character:* King County has designated this area for urban development because of its location within the Urban Growth Area boundary. The County has also indicated a preference for immediate annexation of urban areas to provide for local governance and services.
- *Protection of agricultural and rural lands designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority:* No portions of the proposed annexation are designated for long term productive agricultural use in either the King County or Renton Comprehensive Plans.
- The Board shall make a preliminary decision to approve the Anthone' Area Annexation as modified (i.e., Anthone' Area - Expanded) at 26 acres.
- The Board shall direct staff to prepare for presentation to the Boundary Review Board a Resolution and Hearing Decision to accept the Anthone' Area (Expanded) Annexation.

The motion was adopted by a vote of nine in favor and one in opposition (Claudia Hirschey).

The Resolution and Hearing Decision shall be presented to the Boundary Review Board for final action by no later than October 18, 2005.

## **VI. ADJOURNMENT**

Evangeline Anderson moved and Michael Marchand seconded a motion to adjourn the Special Meeting/Public Hearing of August 31, 2005. The motion passed by unanimous vote. Chair Tessandore adjourned the meeting at 8:30 P.M.